

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
July 3, 2018
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER Chair

ROLL CALL Elizabeth Yang, Gay Q. Yuen, and Ivan Lam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None

[2.] CONSENT CALENDAR - None

[3.] PUBLIC HEARING -

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1254 WEST CREST WAY – (DRB-18-08)

The applicant, Derrick Yu, is requesting design review approval for a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-08) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 701 FONTINI PLACE – (DRB-18-09)

The applicant, Paul Cheung of Grand Palace Construction, is requesting design review approval for a new 728 square foot second floor addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 701 Fontini Place in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-09) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. MASTER SIGN PROGRAM – 145 EAST GARVEY AVENUE – (DRB-17-14)

The applicant, Eddie Hsieh of Sign Art Co., is requesting design review approval for a new Master Sign Program at 145 East Garvey Avenue in the C-B, P-D (Central Business, Planned Development) Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of a new Master Sign Program.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;

- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-14) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 8-UNIT RESIDENTIAL DEVELOPMENT – 432-434 SOUTH ALHAMBRA AVENUE – (DRB-17-24)

The applicant, Eddy Wan of Coridan Fund 5, LP, is requesting design review board approval for the construction of an 8-unit residential development at 432-434 South Alhambra Avenue in the R-3 (High-Density Residential) Zone.

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of air-rights to establish and maintain an 8-unit residential development. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-24) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on July 17, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: July 3, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1254 West Crest Way (DRB-18-08)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-08) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Derrick Yu, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1254 West Crest Way. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the south side of West Crest Way. The lot is 7,556 square feet in size, and is currently developed with a 1,500 square foot single-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the

surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached 2-car garages, and a mixture of hip and gable roof designs built in the early 1960's.

Project Description

The applicant is proposing a new 58 square foot first floor addition, 1,334 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 2,892 square feet. Based on the lot area of 7,550 square feet, the maximum living area that can be built is 3,020 square feet. The proposed square footage will be 128 square feet less than the maximum square footage allowed. The building height of the dwelling will be 26 feet 5 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor, and 25 feet from the front and rear property lines. Monterey Park Municipal Code (MPMC) § 21.08.080(C), allows for encroachment of architectural features such as wall projections, eaves, overhangs, extensions, decorative materials, guardrails and artwork. The code allows for 2 feet 6 inches in the front and rear setbacks and 1 foot 6 inches in the side setbacks.

The existing and renovated first floor area will include a great room, dining area, kitchen, office, and bathroom. The second floor addition includes 3 bedrooms, 3 bathrooms, a laundry room, and a balcony facing the front (north) elevation and rear (south) elevation. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1960 and has a mid-century architectural style with a gable roof and a combination of stucco, and wood siding materials. The proposed architectural style is contemporary. The new addition and existing exterior walls will have a combination of white smooth-finish stucco (La Habra: Crystal White) and dark grey Hardi Artisan siding (Dunn Edwards: Formal Gray). The windows will be single-hung, dual-pane with bronze aluminum trims (Jeld Wen: Sliding Window, Bronze). The front entry door (Escon Doors, Forged Iron Door, S818SHXX/61) will be pre-hung black wood with dual matte horizontal glass panels. The balcony railings will be wrought iron with ½-inch by one-inch horizontal balusters anodized dark grey to match the Hardi siding. The exterior light fixtures will be 5-inch diameter vertical cylinders in a heavy duty, black powder coated finish aluminum with up and down illumination.

The roof will be shed style at varying heights to emulate a gable design on the front and rear elevations. The roof will have white asphalt shingles (GAF Liberty: White). The roof eave fascia boards will be painted white (Dunn-Edwards: DEW383 Cool December). The rain gutters and downspouts (ABC Supply Co. Inc., Royal Brown) will be aluminum painted white. The garage door will be aluminum powder coated black with frosted windows (Martin Door: Aluminum Athena #231).

Landscaping

As part of the new construction of the single-family residential dwelling, the property will include existing and new landscaping as well as a water efficient irrigation system within the landscaped areas to minimize water run-off. The trees include Saugus Palms, Cherry Blossom, and King Palm. The landscaping consists of a mixture of sod, shrubs, and perennials, including Foxtail Agave, Noellii Silk Oak, Pink Muhly, Yellow Wave Flax, Trailing Lantana, Indian Hawthorn, Fortnight Lily, Daylily, and Monkey Flower. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 24, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 2,892 square foot addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-18-08), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, an irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

12. At the time of plan check submittal, the Elevation plans must show that the railing for the second floor rear balcony will be painted to match the exterior color of the home.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: July 3, 2018

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 701 Fontini Place (DRB-18-09)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-09) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Paul Cheung of Grand Palace Construction, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 701 Fontini Place. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the southwest corner of Fontini Place and Triana Street. The lot is 4,488 square feet in size, and is currently developed with a 1,514 square foot single-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent

properties are relatively flat. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached 2-car garages, and a mixture of hip and gable roof designs built in the early 1950's.

Project Description

The applicant is proposing a new 728 square foot second floor addition and exterior remodel of the existing dwelling. The total living area will be 2,242 square feet. Based on the lot area of 4,488 square feet, the maximum living area that can be built is 2,244 square feet. The proposed square footage will be 2 square feet less than the maximum square footage allowed. The building height of the dwelling will be 22 feet 5 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor, and 25 feet from the front and rear property lines.

The existing first floor area includes a living room, kitchen, laundry room, two bedrooms, and bathroom. The second floor addition includes two bedrooms, two bathrooms, a great room, and an uncovered deck. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1950 and has a mid-century architectural style with a low pitched, almost flat, gable roof. The proposed architectural style will keep with the existing architectural style, but will have a new 4:12 pitched hipped roof. The new addition and existing exterior walls will have a beige sand finish stucco (La Habra painted Behr: P200-2 Sensual Peach Glossy) to match the existing stucco and color. The windows will be sliding, dual-pane with white vinyl trims (Jeld Wen: White) to match the existing windows. The bottom of the windows will have a white polyurethane moulding (Ekena Millwork Crosshead Moulding) to match the existing windows. The existing white garage door, front door, and exterior light fixture will remain. The deck railings will be 42-inches high with 1-inch thick aluminum balusters painted white to match the door and window trims (EZ6CW Aluminum Handrail).

The roof will be light weight concrete tiles in a dark gray color (Boral Roofing: Saxony Slate 600 Cobblestone). The roof eave fascia boards will be painted in white color (Dunn-Edwards: DEW383 Cool December). The rain gutters and downspouts (Amerimax: K Style Aluminum gutter white) will be aluminum painted white.

Landscaping

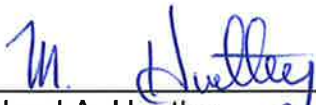
As part of the new construction of the single-family residential dwelling, the property will include existing and new landscaping. There are three existing mature palm trees and other smaller size trees and shrubs located in east (front) and north of the dwelling that the property owner would like to maintain. A condition of approval has been included that will require the property to provide additional drought tolerant California native plants. Additionally, at the time of plan check submittal, the plans must show the use of

a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 24, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 728 square foot addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-18-09), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, an irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: July 3, 2018

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: New Master Sign Program – 145 East Garvey Avenue (DRB-17-14)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-14) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301 as a Class 1 categorical exemption (Existing Facilities) and § 15311 as a Class 11(a) categorical exemption (Accessory Structures) in that the project consists of a Master Sign Program and installation of wall signs on an existing one-story commercial building.

EXECUTIVE SUMMARY:

The applicant, Eddy Hsieh of Sign Art Co., on behalf of the property owner is requesting design review approval for a new Master Sign Program (MSP) for an existing multi-unit commercial building at 145 East Garvey Avenue. The subject property is located at the north side of East Garvey Avenue, between North Garfield Avenue and North Lincoln Avenue. The proposed MSP is designed to encourage signs, which are integrated with and harmonious in size, design, style, material and appearance to the commercial building. The applicant's request meets the zoning requirements and is consistent with other signage in the surrounding area.

Property Description

The property is zoned C-B, P-D (Central Business, Planned Development) and designated MU-I (Mixed-Use I) in the General Plan. The lot is relatively flat, has a lot area of approximately 9,050 square feet in size and is rectangular-shaped. Located to the north of the property is the City's public parking lot (Parking District 2) followed by

commercial buildings, to the west and east is other multi-unit commercial buildings, and to the south are East Garvey Avenue and multi-unit commercial buildings.

The property is currently developed with a multi-unit commercial building and related at-grade parking at the rear. The property is accessible from North Garfield Avenue and North Lincoln Avenue.

Master Sign Program

According to MPMC § 21.24.580, a Master Sign Plan is required for any new or existing commercial project with three or more units. The Master Sign Plan must address the size, location, number, and design of all proposed signs, but need not show the actual sign copy. The applicant is requesting approval for a new Master Sign Program for the multi-unit commercial building that addresses the types of signage permitted for buildings. Specific criteria for primary and secondary wall signs and window signage have been provided within sections C and D and the exhibits of the MSP (Exhibit B).

Master Sign Program Criteria

Wall Signs:

The new Master Sign Program allows for wall signs comprised of internally illuminated channel letters with 1/8-inch acrylic faces, 4-inch maximum aluminum black returns, and 3/4-inch trim caps in black. Primary wall signs will be permitted to have a maximum sign area of one square foot per lineal foot of the business frontage with a maximum width of no more than 75% of the business frontage. Secondary wall signs will be permitted to have a maximum sign area of 1/2 square foot per lineal foot of the business frontage. The maximum sign areas are consistent with the maximum sign area allowed by the Monterey Park Municipal Code (MPMC) sign regulations. The MSP will allow for a single row of text and logo for each tenant sign with a minimum height of 12-inches up to 18-inches maximum.

The sign faces will be an acrylic material and are limited to two colors red, green, yellow and blue or established corporate colors, subject to the approval of the landlord. The MSP criteria indicates that signs are limited to first story signage and will be located no higher than 15 feet measured from the ground floor to the top of the signs. The sign specifications including the size, location, number, and design for each unit are further illustrated in the master sign program.

Window signs:

Window signs are permitted for all the tenant spaces that have window frontages. The maximum window sign area for tenant spaces located on the first floor is limited to 20% of the total frontage glass area.

Banners:

Banners will be permitted as temporary signage only and allowed per the City of Monterey Park Municipal Code (MPMC) § 21.24 Sign Regulations, and subject to

Planning Division review approval.

According to MPMC § 21.24.600, to approve a master sign plan, the Design Review Board must make the following findings:

- (A) The master sign plan complies with the purpose of the signage chapter, including the sign design guidelines;

The proposed master sign plan complies with the purpose of the signage chapter because it encourages the effective use of the signs as a means of communication in the City. The master sign plan also encourages signs that are integrated with and harmonious in size, design, style, material, and appearance to the buildings and sites, which they are occupy and surround. Lastly, the master sign plan will enable the fair and consistent enforcement of these sign restrictions.

- (B) Proposed signs enhance the overall development and are in harmony with other signs included in the plan with the structures they identify and with surrounding development;

The proposed master sign program criteria and signs will enhance the overall development and are in harmony with other signs included the master sign plan.

- (C) The master sign plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants;

The proposed master sign plan contains provisions to accommodate further revisions that may be required because of changes in use or tenants.

- (D) The master sign plan complies with the standards of the signage chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the master sign plan will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this chapter.

The proposed master sign program complies with the standards of the Monterey Park Municipal Code (MPMC) § 21.24 Sign Regulations chapter because the sign plan follows the criteria set in the signage chapter.

CONCLUSION:

Staff reviewed the application and believes the proposed master sign program is appropriately designed for the site, compatible with the signs from the surrounding commercial properties, with the recommended conditions.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Conditions of Approval

Attachment 2: Master Sign Program

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the Master Sign Program date-stamped April 26, 2018 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new Master Sign Program is not an approval of building permits, which must be applied for separately with the Building Division.
7. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.
8. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
9. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
10. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
11. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the 10 days are barring an appeal, you may submit your plans for approval and apply for permits.
12. A sign plan drawn to scale must be submitted to the Planning Division for any new signage on the building. New signs must meet the specified criteria of the Master Sign Program to allow for design compatibility with existing signage, subject to the review and approval of the Planner. All wall signs must be centered horizontally and vertically along the sign band area.

13. Signs may not be supported with exposed conduits, bracing, angle iron, guy wires, cables, or similar materials.
14. Address letters, numbers, location, and size are subject to the review and approval of the Building and Safety Division and Fire Department.

ATTACHMENT 2

Master Sign Program



Design Review Board Staff Report

DATE: July 3, 2018

AGENDA ITEM NO: 3-D

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Samantha Tewasart, Senior Planner

SUBJECT: New construction greater than 10,000 square feet – 8-units residential development – 432-434 South Alhambra Avenue (DRB-17-24)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-24) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of air-rights to establish and maintain an 8-unit residential development. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Eddy Wan of Coridan Fund 5, LP, is requesting design review approval for the construction of an 8-unit residential development at 432-434 South Alhambra

Avenue. The property is located around the mid-block of South Alhambra Avenue, between East Emerson Avenue and East Graves Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

On May 8, 2018, the Planning Commission adopted Resolution No. 09-18 approving Tentative Map No. 81338 (TM-18-03) to subdivide air-rights for an 8-unit residential condominium development.

Site Analysis

The properties located to the north, south, east and west are R-3 zoned lots with multiple-family residential developed properties. South Alhambra Avenue, between East Newmark Avenue and East Graves Avenue is a mixture of older single-story multi-unit residential developments and redeveloped multi-unit residential developments constructed from the 1990s to the 2000s. The subject property is one of the properties currently developed with five detached one-story residential units constructed between 1942 and 1959.

Project Description

The subject site has a frontage of 90 feet and a depth of 296.14 feet, with a total lot area of 26,640 square feet (0.61 acres) in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 4 units can be built on the lot, and 3 units are proposed. The property will remain as one lot.

The proposed 8 units will range in size from 1,670 square feet to 2,147 square feet. All 8 units will have 3 bedrooms and 3 bathrooms. The proposed buildings on the site will meet the required front and rear setback of 25 feet, a 5-foot interior side setback for the first floor, and a 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height of 29 feet 9 inches. A clearance of at least 12 feet will be provided between the buildings.

Pursuant to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with 3 or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest parking per 2 dwelling units. Overall, 16 enclosed garage spaces and 4 guest parking spaces are required and will be provided. According to the site plan, each unit will be provided with a two-car garage. The driveway has a width of 20 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC, the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 3,223 square feet of common open space throughout the property, and each unit will be provided with private open spaces

with ranging from 270 square feet to 597 square feet. The common open space area will be regulated by CC&Rs and maintained by a Homeowner's Association.

Architecture

The proposed architectural style is Mediterranean. The architectural style of the surrounding residential neighborhood is a variety of styles, but the majority of the dwelling units are some variation of contemporary with similar exterior finishes and roof style and materials which are consistent with the proposed project.

The first and second floors of the dwellings will have white textured finish stucco walls (La Habra Stucco, Color: 50 (79) Crystal White) with dark beige smooth finish stucco accents on the recessed portions of the windows, bottom three-feet of the dwelling, and foam moldings around the window and doors (La Habra Stucco, Color: Trabuco 278 (42)). The dwelling units will have a hip roof with high barrel construction S-tiles in shades of red, orange, and brown (Eagle Roofing: Capistrano Series). The roof wood fascia boards, trellis on the second floor balconies, and exposed beam tails will be painted dark beige (Dunn Edwards: DE6124 Whole Wheat) to match the accent stucco color. The rain gutters, and downspouts will be painted a bronze color (Dunn-Edwards: DE 3181 Bronze Cargo). The windows will be dual pane, single-hung, vinyl framed in a black color (Jeldwen: V-4500 Series). The decorative main entry doors will be comprised of a solid core wood material with a mahogany dark stain finish. The garage doors will be sectional aluminum doors in a medium beige color ('Clipay,' Aluminum Series, Color: Sandstone). The decorative balcony wrought iron railing on the second floors will be 42-inches high and painted a bronze color. Decorative wall light fixtures will be incorporated into the design on the first and second floors of the dwelling that will have an antique design ('Cal Lighting,' rustic metal Color: Bronze) to compliment the architectural style of the dwelling.

As part of the project, the property will include a new decorative paver walkway and paver accents on the first 25 feet of the driveway. The applicant is proposing to install new perimeter fencing that consist of a 6 foot high block wall with a stucco finish (La Habra Stucco, Color: Saddleback 25 (52)) behind the 25 foot front setback area and 4 feet high within the front setback area along the rear, north and south side property lines. The private open space areas for the dwelling units will be provided with 3-foot high stucco covered block wall with a 3-foot high wrought iron fencing painted a bronze color to complement all the dark brown accents on the dwellings.

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for an 8-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 24-inch box size Brisbane (Tristania Conferta), Western Redbud (Cercis Occidentalis), and Majestic (Raphiolepis) trees. The proposed plants and shrubs include 5-gallon size Indian Hawthorn, Star Jasmin, Fox Tail Agave, Dark Delight, Blue Oak Grass, Blue Fescue, Silver Streak Flax Lily, and Cape Magenta Kangaroo Paws.

The proposed ground covers include Red Carpet Rose, Blue Chalk Sticks, and Bowles Common Periwinkle. Other landscaping materials and features set within the common open space area include sitting and barbecue areas. Staff believes that the proposed Mediterranean architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 8 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary, which fits within the character of the neighborhood and will help improve the quality of the area.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, Floor, Elevation and Landscape plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the design plans date-stamped March 19, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 8 residential condominium dwelling units with their required garage parking (Case No. DRB-17-24), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. The irrigation system must be installed and operating prior to final inspection.
12. The mulch used within the planter areas must be dark brown color to compliment the dwellings.
13. The proposed concrete block walls located along the side (south), and rear (west) property lines must have a white decorative stucco finish and concrete cap that is

color treated (Cement plaster-Sand finish, Dunn Edwards DEW 380 White) to match the dwelling, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, Floor, Elevation, and Landscape plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs